

CLARKSBURG NEW CONSTRUCTION SUBCOMMITTEE

8201 GREENSBORO DRIVE, SUITE 817

McLEAN, VIRGINIA 22102

TELEPHONE (703) 917-4170

FAX (703) 917-4218

June 29, 2005

Ms. Patricia Wynkoop, Director of Product Development
Miller and Smith
8401 Greensboro Drive, Suite 300
McLean, VA 22102

Re: Clarksburg Town Center
Phase 2D, Block N - S.F. Lots 1 – 3, 15 – 17, 26 -34, 35 -38 and 52 – 55
Phase 2D, Block K – S.F. Lots 9 – 11
Phase 2D, Block N – T.H. Lots 9 -14, 18 -25

Dear Patti:

The following are the lot specific guideline requirements as they relate to your single family and townhouse products in Phase 2D:

Phase 2D – Single Family Lots

1. Block N, Lots 1 – 3
 - Brick paver leadwalk is required at Lots 1 – 3.
 - Picket fence is required at side yard of Lot 1.
2. Block N, Lots 15 -17
 - No lot specific guideline requirements exist for Lots 15 – 17.
3. Block N, Lots 26 – 34
 - Picket fencing is required along the entire street frontage of Lots 26 – 34.
 - Picket fencing is also required along the entire frontage of the street facing side yard at Lots 26 and 34.
 - Picket fencing is required along the side yard at Lots 30 and 31 adjacent to the open space sidewalk.
 - Picket fencing type should be selected from Option A, B or C of the Design Guidelines and installed at 3' height.
4. Block N, Lots 35 -38
 - Picket fencing is required along the entire side yard frontage at Lots 35 and 38.
 - See note above regarding selection of fencing style.
5. Block N, Lots 52 – 55
 - Picket fencing is required along the entire frontage of the street facing side yard at Lot 55. See note above regarding selection of fencing style.

Ms. Patricia Wynkoop
June 29, 2005
Page 2

6. Block K, Lots 9 – 11

- Picket fencing is required along the entire frontage of Lots 9 -11.
- Picket fencing is also required along the entire alley side yard of Lot 11.
- See note above regarding selection of fencing style.

Phase 2D – Townhome Lots

1. Block N, Lots 9 – 14

- Lots 9 and 14 are required to have full brick elevations on both fronts and sides.

2. Block N, Lots 18 – 25

- Lots 18 and 25 are required to have full brick elevations on both fronts and sides.
- Picket fencing is required along entire alley side yard of Lot 25.

General Comments

All steps and stoops at MPDU lots shall be brick to match the building façade. Leadwalks at MPDU lots should be concrete to match the rest of the townhomes in the stick.

If you have any questions on these Design Guideline requirements, please give me a call at (703) 966-4456.

Sincerely,

Nancy L. Hughes, ASLA
New Construction Subcommittee

cc: Terri Davis, Newland Communities
Colleen Dwelley, Miller and Smith

TH

CLARKSBURG NEW CONSTRUCTION SUBCOMMITTEE

8201 GREENSBORO DRIVE, SUITE 817

McLEAN, VIRGINIA 22102

TELEPHONE (703) 917-4170

FAX (703) 917-4218

December 13, 2004

Ms. Patricia Wynkoop, Director of Product Development
Miller and Smith
8401 Greensboro Drive, Suite 300
McLean, VA 22102

Re: Clarksburg Town Center
* Phase 2C, Block L – T.H. Lots 7 -11
Phase 2C, Block M – S.F. Lots 1 – 9 and 26 – 30
* Phase 2B, Block T – T.H. Lots 9 - 18

Dear Patti:

The following are the lot specific guideline requirements as they relate to your townhouse and single family product in the balance of Phase 2B as well as Phase 2C:

Phase 2B

1. Block T, Lots 9 – 18

- Lots 9 and 18 are required to have full brick front and side elevations.
- Wrought iron fencing is required along the entire frontage of lots 9 -18. Submit fence style selected from the Design Guidelines for review and approval by the Subcommittee.
- An evergreen hedge is required along the entire length of the exterior side property line of lots 9 and 18. Submit landscape plan for review and approval by Subcommittee.
- A brick wall is required on lots 9 and 18, connecting the rear of the unit to the garage.
- Brick paver leadwalks, steps and stoops are required for lots 9 – 18. No concrete steps or stoops are permitted. Please confirm the exact paver product and color to be used at these units. (All steps and stoops at MPDU units shall be brick to match the building façade.)
- If garages are not provided at MPDU lots, the rear yard must be enclosed with a 6' high rear yard privacy fence. Select option from Design Guideline for review and approval by the Subcommittee.

Phase 2C

1. Block L, Lots 7 – 11 Townhomes

- Lots 7 and 11 are required to have full brick elevations at both front and side.
- Wrought iron fence is required along the entire frontage of lots 7 – 11.
Submit fence style selected from the Design Guidelines for review and approval by the Subcommittee.
- Picket fencing is required along the entire length of the exterior side yards at lots 7 and 11. Please make sure to coordinate the height of the picket fence with that of the wrought iron fence. For variety in the streetscape the Subcommittee recommends that the picket fence selection be one other than Option D or E.
- Brick paver leadwalks, steps and stoops are required for lots 7 – 11. No concrete steps or stoops are permitted. Please confirm the exact paver product and color to be used at these units. (All steps and stoops at MPDU unit shall be brick to match the building façade.)

2. Block M, Lots 1 – 9 and 26 – 30 Single Family

- Picket fencing is required along the entire frontage of lots 1 – 9 and 26 – 30.
Select an option other than D or E from the Design Guidelines for review and approval by the Subcommittee. Picket fencing is also required on the exterior side yards at lots 1, 9, 26 and 30. Rear yard picket fencing with a gate is required along the rear property line, connecting garage to garage at lots 1 – 9.

Option A

General

In order not to repeat past problems with townhouse front yards having too many steps and therefore, too steep of a grade (i.e. Block O and Block EE) requiring the need for front yard landscape retaining walls, the Subcommittee is requiring that the number of risers be limited to three or four and the front foundation wall be extended and covered with brick to create an "English Basement" front elevation. Depending on the amount of exposed foundation, additional brick detailing may be required. This situation has been discussed with both Sid Starliper and Colleen Dwelley in the field. Please submit architectural elevations ASAP for all affected townhouse lots in Phases 2A, 2B, 2C and 2D.

Ms. Patricia Wynkoop
December 13, 2004
Page 3

If you have any questions on these Design Guideline requirements, please give me a call at (703) 966-4456.

Sincerely,

A handwritten signature in cursive script, reading "Nancy L. Hughes".

Nancy L. Hughes, ASLA
New Construction Subcommittee

cc: Terri Davis, Newland Communities
Colleen Dwelley, Miller and Smith
Sandi Thompson, Miller and Smith
Sid Starliper, Miller and Smith

CLARKSBURG NEW CONSTRUCTION SUBCOMMITTEE

8201 GREENSBORO DRIVE, SUITE 817

McLEAN, VIRGINIA 22102

TELEPHONE (703) 917-4170

FAX (703) 917-4218

December 10, 2004

Ms. Patricia Wynkoop, Director of Product Development
Miller and Smith
8401 Greensboro Drive, Suite 300
McLean, VA 22102

Re: Clarksburg Town Center
Phase 1A-2, Blocks EE and FF; Design Guideline Requirements

Dear Patti:

At the request of Sid Starliper and Colleen Dwelley I am forwarding to your attention for clarification and distribution the following lot specific guideline requirements as they relate to your townhouse product in Phase 1A-2, Blocks EE and FF:

22' Town House Product

Block EE, Lots 25 - 31

31 is not Highly Visible
Dec

- Wood picket fencing painted Clarksburg White is required along the side yards at lots 25 and 31. The fence is to connect the rear corner of the townhome to the garage at lot 31 and fence in the rear yard at MPDU lot 25 starting at the rear corner of the unit. Submit picket fence detail selection and height to the Subcommittee for approval. Because the fencing is located in the side and rear yard, the Subcommittee recommends a fence height of 42".

- Brick retaining walls are required at the fronts of lots 25 - 28 in order to reduce the existing steep slope in the front yards. Submit detailed plans with grading ASAP for review by the subcommittee.

2. Block FF, Lots 22 - 27 and 28 - 33

Jan, Feb

- Wood picket fencing painted Clarksburg White is required along the entire front property line of lots 22 - 27 and 28 - 33, as well as at the side yard of lot 33 connecting the rear of the unit to the garage. The picket fence selection shall be the same Option (D) and height (36") that was selected for the single family lots 18 - 21.

4/23/04
Rhonda/ALB

- Brick paver leadwalks, steps and stoops are required for lots 22 - 27 and 28 - 33. Please confirm the exact paver product and color to be used at these units. (All stoops and steps on MPDU units shall be brick to match the building façade.)

End of 33
is 6' tall

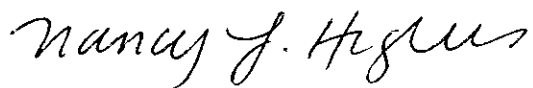
- Lots 22 and 33 are required to have full brick front and side elevations.

E 22

Ms. Patricia Wynkoop
December 10, 2004
Page 2

If you have any questions on these Design Guideline requirements, please give me a call at (703) 966-4456.

Sincerely,

A handwritten signature in cursive script that reads "Nancy L. Hughes".

Nancy L. Hughes, ASLA
New Construction Subcommittee

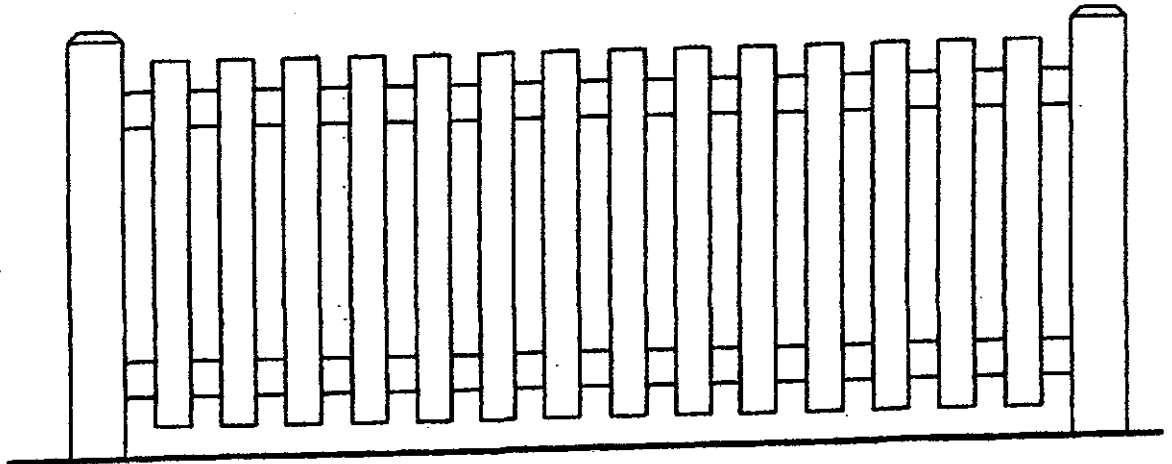
enclosure

cc: Sid Starliper, Miller and Smith
Colleen Dwelley, Miller and Smith
Terri Davis, Newland Communities

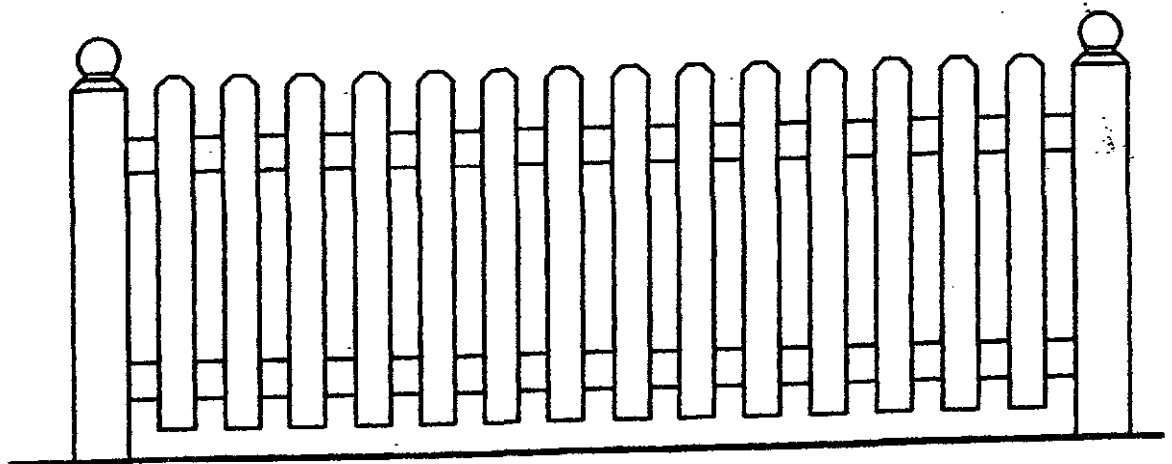
CLARKSBURG DESIGN GUIDELINES

FENCES - FRONT YARD, WOOD PICKET

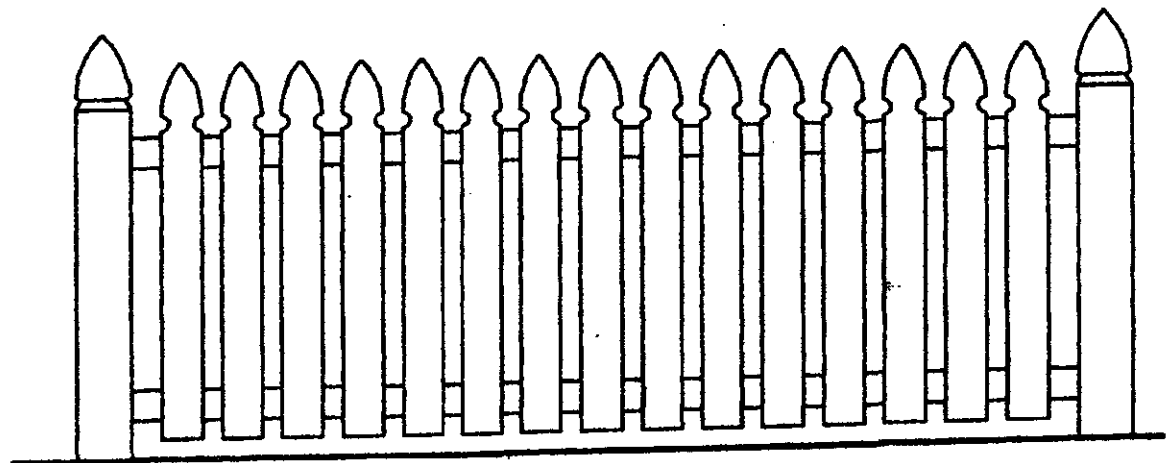
OPTION D
Flat Fence
Flat Wide Picket
45 degree mitered
post



OPTION E
Flat Fence
Rounded Wide
Picket
Ball finial and
mitered post



OPTION F
Flat Fence
Spearhead Wide
Picket
Spearhead and
mitered post



GENERAL NOTES:

1. Picket spacing shall be set so as to prevent a sphere 4" in diameter from passing through the space.

July 1, 2002



NEWLAND
COMMUNITIES

September 20, 2004

Mr. Dale Hall
Miller and Smith
8401 Greensboro Drive, Suite 300
McLean, Virginia 22102

NEWLAND MID-ATLANTIC
8201 Greensboro Drive
Suite 817
McLean, Virginia 22102
703-917-4170
Fax 703-917-4218

Re: Clarksburg Town Center – Site Plan Requirements

Dear Dale:

It has come to my attention that there are a couple of specific site plan requirements that, as a part of the approved site plan documents, are the builder's responsibility. The first requirement is that the "Lighting of alleys will be provided by fixtures mounted on garages. These fixtures shall be photo electric cell controlled to provide lighting from dusk to dawn. Fixtures shall be limited to a maximum of forty watts each and shall direct light downward in order to meet dark sky requirements."

The second requirement is for "stamped asphalt surfacing" at all of the townhome alley driveways within Phase 1B-3, Phase 1A and Phase 2. This requirement is a part of the approved Site Landscape Plan for each section.

Please review these site plan requirements with the appropriate personnel on your staff to ensure that these important County requirements are being met. If you have any questions, feel free to give me a call.

Sincerely,

NEWLAND COMMUNITIES
TERRABROOK CLARKSBURG, L.L.C.

A handwritten signature in cursive script, appearing to read 'Kim'.

Kimberly N. Ambrose
Vice President Operations

cc: Jim Richmond, Newland Communities
Matt Shea, Newland Communities

Wynkoop, Patti

From: Wynkoop, Patti
Sent: Wednesday, June 02, 2004 1:51 PM
To: 'nancyhughes1@cox.net'
Cc: Ellisor, Rhonda; Reimann, Jolette; Boyer, David
Subject: Clarksburg Towns

Hi Nancy - I wanted to let you know that we are not constructing Lot 13 with a Brick Front and Side as requested in your letter.

When I forwarded your information to construction it was brought to my attention that the foundation of the building was already poured and did not include brick ledge (based on our pending notes from the October meeting) - it was well into it's framing stages as well.

Rhonda has discussed this with Kim, but I wanted to let you know ASAP.

Patti

Patricia A. Wynkoop
Director of Product Development
Miller and Smith Homes
8401 Greensboro Drive, Suite 300
McLean, Virginia 22102
(703) 821-2500, extension 223
(703) 821-2040 General Fax
(703) 394-0649 Direct Fax
pwynkoop@millerandsmith.com

6/2/2004

Wynkoop, Patti

From: Wynkoop, Patti
Sent: Monday, May 24, 2004 4:14 PM
To: 'Nancy Hughes'
Cc: Alford, Scott; Dwelley, Colleen; Ellisor, Rhonda; Hall, Dale; Haller, Julie; Boyer, David; Reimann, Jolette; Starliper, Sid
Subject: RE: Clarksburg Town Center - Towns

Hi Nancy -

I will pass this information on to marketing, land, and construction as well.

Lot 13 will have a ~~brick front and end~~

We will use Picket Fence A at lot 39

*Not possible already constructed - No
 brickdodges - Rhonda to contact Nancy
 Hughes*

I believe the privacy fence on lots 21 and 26 would be between the garage and the house - Rhonda will finalize this issue if still desired by Miller and Smith.

Thanks!

Patti

-----Original Message-----

From: Nancy Hughes [mailto:nancyhughes1@cox.net]
Sent: Monday, May 24, 2004 2:11 PM
To: Wynkoop, Patti
Subject: RE: Clarksburg Town Center - Towns

Patti,

You are correct, the T.H. lots are to have brick paver leadwalks, not concrete pavers as stated in the letter.

Neither Kim or I have anything in our notes that mentioned eliminating the brick front and end condition requirement at Lot 13 in the H block. We did however give relief to the requirement at lot 16.

The requirement for the use of picket fence detail A or C is related to the details at the adjacent park and consistency with the other picket fences in the immediate area.

Where specifically are you proposing the use of the 6' privacy fence at lots 21 and 26 in the R block?

Please give me a call if we need to discuss any of these items.

-----Original Message-----

From: Wynkoop, Patti [mailto:pwynkoop@millerandsmith.com]
Sent: Monday, May 24, 2004 9:06 AM
To: nancyhughes1@cox.net
Cc: Alford, Scott; Hall, Dale; Haller, Julie; Starliper, Sid; Boyer, David; Dwelley, Colleen; Reimann, Jolette
Subject: Clarksburg Town Center - Towns

5/24/2004

Hi Nancy - Thank you for your final review of the 22' townhome product. I would like to confirm / clarify the following items:

The MPDU lots in phase 2A and B will have garages. This replaces the parking pad / privacy fence condition.

At our meeting in October we had noted specific lots to have brick paver leadwalks, stoops, and steps, but your letter is requiring concrete pavers at those leadwalks. Is this accurate?

At our meeting in October we had agreed that Block H Lots 13 thru 16 would not have any brick ends, but your letter is requiring lot 13 to have a brick front and side. Is this accurate?

In the past sections, and per your approval / recommendation on the 32' SF product, we have been using Picket Fence Detail D at 36" tall as our picket fence. You have called out type A or C for lot 39. Can we use type D here to be consistent with our other picket fences?

Miller and Smith would like to use a 6' privacy fence on Block R lots 21 and 26. This will be the same fence currently being used.

At our meeting in October Block J Lots 37 thru 39 were pending the park design. M&S - Please note the final requirements (evergreen hedge).

At our meeting in October Block R Lots 19-28 paving requirements were pending. M&S - Please note there are no paving requirements on these lots.

Wynkoop, Patti

From: Wynkoop, Patti
Sent: Monday, May 24, 2004 9:06 AM
To: 'nancyhughes1@cox.net'
Cc: Alford, Scott; Hall, Dale; Haller, Julie; Starliper, Sid; Boyer, David; Dwelley, Colleen; Reimann, Jolette
Subject: Clarksburg Town Center - Towns

Hi Nancy - Thank you for your final review of the 22' townhome product. I would like to confirm / clarify the following items:

The MPDU lots in phase 2A and B will have garages. This replaces the parking pad / privacy fence condition.

At our meeting in October we had noted specific lots to have brick paver leadwalks, stoops, and steps, but your letter is requiring concrete pavers at those leadwalks. Is this accurate?

At our meeting in October we had agreed that Block H Lots 13 thru 16 would not have any brick ends, but your letter is requiring lot 13 to have a brick front and side. Is this accurate?

In the past sections, and per your approval / recommendation on the 32' SF product, we have been using Picket Fence Detail D at 36" tall as our picket fence. You have called out type A or C for lot 39. Can we use type D here to be consistent with our other picket fences?

Miller and Smith would like to use a 6' privacy fence on Block R lots 21 and 26. This will be the same fence currently being used.

At our meeting in October Block J Lots 37 thru 39 were pending the park design. M&S - Please note the final requirements (evergreen hedge).

At our meeting in October Block R Lots 19-28 paving requirements were pending. M&S - Please note there are no paving requirements on these lots.

5/24/2004

CLARKSBURG NEW CONSTRUCTION SUBCOMMITTEE

8201 GREENSBORO DRIVE, SUITE 817

McLEAN, VIRGINIA 22102

TELEPHONE (703) 917-4170

FAX (703) 917-4218

May 18, 2004

Ms. Patricia Wynkoop, Director of Product Development
Miller and Smith
8401 Greensboro Drive, Suite 300
McLean, VA 22102

Re: Clarksburg Town Center
Phase 2A and B - Design Guideline Requirements

Dear Patti:

The following are the lot specific guideline requirements as they relate to your townhouse product in Phase 2A and B:

22' Town House Product

Phase 2A

1. Block G, Lots 30 – 34

- * Concrete paver leadwalks are required on Lots 30 - 34 and must be same material and color as those at S.F. Lots 28 and 29.
- Brick stoop and steps are required at Lots 30 - 34 and should be a uniform color and selected from brick that is used on the façade of the townhomes.
- Per the Design Guidelines, Lot 34 is required to have full brick front and side elevations. Gable may be siding. Brick wall is required to connect rear of townhouse to garage. Submit design and details for NCS review and approval.
- * Garage at Lot 34 shall also be required to have brick on side elevation. Gable may be siding.

2. Block G, Lots 19 – 27

- Please confirm garages vs. rear privacy fences at MPDU Lots 21 and 25. If garages are not provided, a 6' high privacy fence is required between the parking pad and rear yard. *Garages*
- Lots 19 and 27 shall receive 6' high side yard privacy fence, per Option A of the Design Guidelines.
- Lots 19, 23, 24 and 27 are not required to have brick end elevations. Lots 19 – 23 shall have 2 siding elevations and 3 brick elevations. Lots 24 – 27 shall have 2 siding elevations and 2 brick elevations.

3. Block H, Lots 13 – 16

- * Concrete paver leadwalks are required on Lots 13 – 16 and must be same material and color as those used at S.F. Lots 17 and 18.
- Brick stoop and steps are required at Lots 13 – 16 and should be a uniform color and selected from brick that is used on the façade of the townhomes.
- * Lot 13 is required to have full brick front and side elevations. Gable may be siding. Lots 13 – 16 are to include 2 siding and 2 brick elevations.
- There is no fencing requirement at Lots 13 – 16 per the Design Guidelines.

4. Block J, Lots 28 – 32

- Please confirm garages vs. rear privacy fences at MPDU Lots 29 and 30. If garages are not provided, a 6' high privacy fence is required between the parking pad and rear yard. *Garages*
- Lots 28 and 32 shall receive 6' high side yard privacy fences, per Option A of the Design Guidelines.
- Lot 32 is required to have full brick front and side elevations. Gable may be siding. Lots 28 – 32 to include 2 siding and 3 brick elevations.
- * Concrete paver leadwalks are required on Lots 28 – 32 and must be same material and color as those at S.F. Lots 21 – 27.
- * Brick stoops and steps are required at Lots 28 – 32 and should be a uniform color and selected from brick that is used on the facade of the townhomes.

5. Block J, Lots 37 – 39

- * { ◦ Specific Design Guidelines for Lot 39 call for this end unit to receive a side yard picket fence. The preferred picket fence detail is either Option A or C.
- Specific Design Guidelines for Lot 37 call for this end unit to receive a 6' high side yard privacy fence.
- Park Design Details require a uniform evergreen hedge at the front of Lots 37 – 39. Please incorporate this requirement into your landscape plans.

6. Block J, Lots 1 – 7 and 8 – 12

- * Concrete paver leadwalks are required on Lots 1 – 7 and 8 – 12.
- Brick stoop and steps are required at Lots 1 – 7 and 8 – 12 and should be a uniform color and selected from brick that is used on the façade of the townhomes.
- Please confirm garages vs. rear privacy fences at MPDU Lots 4, 5, 10 and 11. If garages are not provided, a 6' high privacy fence is required between the parking pad and rear yard. *Garages*
- Lots 1, 7 and 8 are required to have full brick front and side elevations. Gable may be siding.

Ms. Patricia Wynkoop
May 18, 2004
Page 3

◦ Lots 1 and 12 are required to have a 6' high side yard privacy fence. Lots 7 and 8 are required to have a picket fence at the side yard. Fence detail shall be either Option A or C from the Design Guidelines and consistent with the option selected for Lot 39.

Phase 2B

1. Bock R, Lots 19 – 28

◦ Please confirm garages vs. rear privacy fences at MPDU Lots 20, 23, 24 and 27. If garages are not provided, a 6' high privacy fence is required between the parking pad and the rear yard. *Garages*

* ◦ Lots 21 and 26 are required to have full brick front and side elevations (facing park). Gable may be siding. There is no Design Guideline requirement for privacy fencing on Lots 21 and 26. If a privacy fence is being provided, please submit detail for NCS review and approval.

◦ Lots 19 – 28 are to include 4 siding elevations and 6 brick elevations.

* ◦ There is no special paving requirement for the leadwalks facing the park at Lots 19 – 28.

Miscellaneous

- ✓ 1. It is noted and acknowledged that all end units in Phase 2 will have a decorative oval window in the first floor powder room.
- ✓ 2. It is noted and acknowledged that all end units with brick sides in Phase 2 will include shutters on the side elevation. This upgrade must be selected.

If you have any questions on these Design Guideline requirements, please give me a call at (703) 966-4456.

Sincerely,

Nancy L. Hughes, ASLA
New Construction Subcommittee

cc: Kim Ambrose, Newland Communities

Wynkoop, Patti

From: Wynkoop, Patti
Sent: Monday, April 12, 2004 11:35 AM
To: 'Nancy Hughes'
Cc: Ellisor, Rhonda; Alford, Scott; Brooking, Mark; Haller, Julie; Hall, Dale; O'Donnell, Jim
Subject: RE: Clarksburg Town Center

Hi Nancy - We'll definitely take the 36" height instead of the 42".

Lot 21 fence will anchor to the house the same as all other lots.

The 6' fence will be the same fence we use on the job currently.

Thanks!

-----Original Message-----

From: Nancy Hughes [mailto:nancyhughes1@cox.net]
Sent: Monday, April 12, 2004 9:22 AM
To: Wynkoop, Patti
Subject: RE: Clarksburg Town Center

The Option D picket fence is fine, however if you think it is more appropriate to install at 36" height, that would be acceptable to the NCS. Just let me know.

At Lot 21, Block J the side/rear yard picket fence location shall be consistent with the one across the street at Lot 5, Block G: connecting to the rear corner of the house.

Please submit the proposed 6' solid board fence for approval once determined.

-----Original Message-----

From: Wynkoop, Patti [mailto:pwynkoop@millerandsmith.com]
Sent: Wednesday, April 07, 2004 11:30 AM
To: 'nancyhughes1@cox.net'
Subject: FW: Clarksburg Town Center

-----Original Message-----

From: Wynkoop, Patti
Sent: Wednesday, April 07, 2004 11:28 AM
To: 'nancyhughes@earthlink.net'
Subject: Clarksburg Town Center

Hi Nancy - Thank you for your final review of the 32' single family product. I would like to confirm the following:

We have selected Wood Picket Fence "D" from the guidelines at 42" tall - Flat Fence; Flat Wide Picket; 45 degree mitered post.

4/12/2004

There are many references to the townhome lots in your letter - please include them in your letter specific to the townhouses as well (to follow next week per your email).

Our original notes for Block J lot 21 side yard picket fence - to connect from rear corner of front porch vs. rear corner of house (to capture more enclosed yard) - is this OK?

Rhonda will determine a 6' fence for Block G 6 and Block J 20.

Thanks!

4/12/2004

Wynkoop, Patti

From: Wynkoop, Patti
Sent: Wednesday, April 07, 2004 11:30 AM
To: 'nancyhughes1@cox.net'
Subject: FW: Clarksburg Town Center

-----Original Message-----

From: Wynkoop, Patti
Sent: Wednesday, April 07, 2004 11:28 AM
To: 'nancyhughes@earthlink.net'
Subject: Clarksburg Town Center

Hi Nancy - Thank you for your final review of the 32' single family product. I would like to confirm the following:

We have selected Wood Picket Fence "D" from the guidelines at ~~42"~~^{36"} tall - Flat Fence; Flat Wide Picket; 45 degree mitered post.

There are many references to the townhome lots in your letter - please include them in your letter specific to the townhouses as well (to follow next week per your email).

Our original notes for Block J lot 21 side yard picket fence - to connect from rear corner of front porch vs. rear corner of house (to capture more enclosed yard) - is this OK? *No*

Rhonda will determine a 6' fence for Block G 6 and Block J 20.

Thanks!

4/7/2004

Clarksburg Town Center

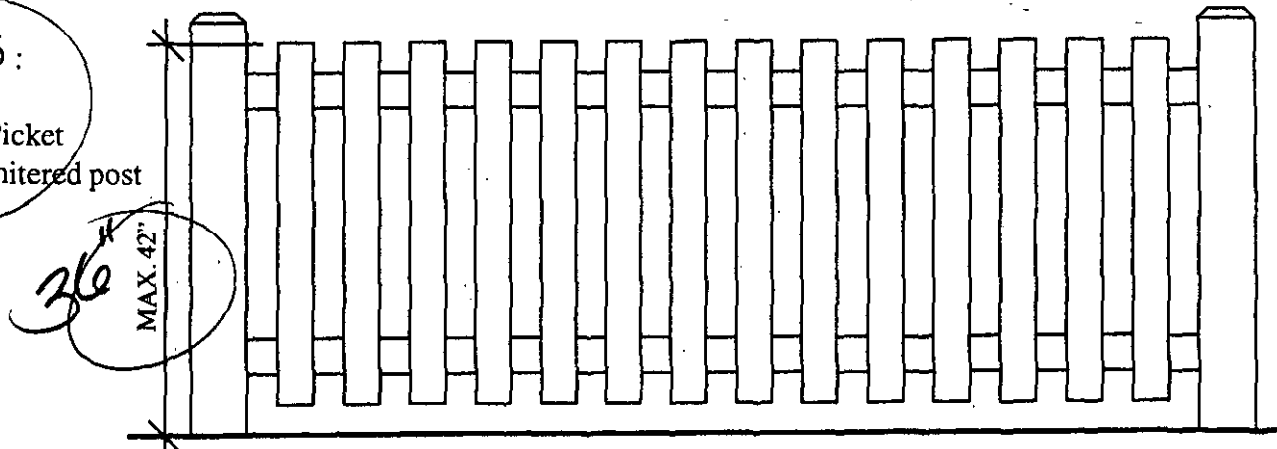
Hardscape Design Guidelines

Fences - Front Yards, Wood Picket

GENERAL NOTES:

1. Picket spacing shall be set so as to prevent a sphere 4" in diameter from passing through the space.

OPTION D :
Flat Fence
Flat Wide Picket
45 degree mitered post



*C. Rhonda, Dale Scott,
(Sid, Jim, Mark,
Colleen, Julie*

CLARKSBURG NEW CONSTRUCTION SUBCOMMITTEE

8201 GREENSBORO DRIVE, SUITE 817

MCLEAN, VIRGINIA 22102

TELEPHONE (703) 917-4170

FAX (703) 917-4218

March 31, 2004

Ms. Patricia Wynkoop, Director of Product Development
Miller and Smith
8401 Greensboro Drive, Suite 300
McLean, VA 22102

Re: Clarksburg Town Center
Phase 2 and Phase 1A - Design Guideline Requirements

Dear Patti:

The following is in response to your October 21, 2003 letter addressing lot specific guideline requirements:

32' Single Family Product

Phase 2A

1. Block G, new Lots 28 and 29
 - ✓ • Concrete paver leadwalks are required and must be same material and color as those at T.H. Lots 30 – 34.
 - ✓ • Flagstone stoops and steps are approved for Lots 28 and 29.
2. Block G, new Lot 28
 - Wood picket fence, painted Clarksburg White is required for side yard. Fence to connect from rear corner of house out to property line and back to alley edge of garage.
 - Height and detail of picket fence to be selected from Options A – F of Design Guidelines. Submit selection to Subcommittee for approval. NOTE: All required picket fences in Phase 2, Blocks G, H and J shall be the same Option. *42" option D*
3. Block G, new Lots 6 – 11 ~~what happened to Lot 12? Lot 5?~~
 - Requirement for front yard picket fencing has been removed from these six lots.
4. Block G, Lot 6
 - Requirement for side yard picket fence has been removed from this lot. If 6' solid board fence is proposed for this lot, plans showing location must be submitted to Subcommittee for review and approval. *Rhonda*
5. Block G, Lots 1 – 5
 - ✓ • Concrete paver leadwalks are required and must be same material and color as those at Block H, Lots 13 – 18.

- ✓ 6. Block G, Lots 1 and 5
• Wood picket fence, painted Clarksburg White, is required for side yards. Fence to connect from rear corner of house out to property line and back to alley edge of garage. *42" Fence D*
- ✓ 7. Block H, Lots 17 and 18
• Concrete paver leadwalks are required and must be same material and color as those at T.H. Lots 13 – 16.
- ✓ 8. Block H, Lot 18
• Wood picket fence, painted Clarksburg White, is required for side yard. Fence to connect from rear corner of house out to property line and back to alley edge of garage. *42" Fence D*
- ✓ 9. Block J, new Lots 21 – 27
• Concrete paver leadwalks are required and must be same material and color as those at T. H. Lots 28 – 32. (All stoops and steps at MPDU Lots 29 and 30 shall be brick to match the building façade.) ** TH Note **
- ✓ 10. Block J, Lot 21
• Wood picket fence, painted Clarksburg White, is required for side yard. Fence to connect from rear corner of house out to property line and back to alley edge of garage. *42" Fence D* *Connect from back of front porch*
- ✓ 11. Block J, new Lots 13 – 20
• Lot 13 is required to have a side yard wood picket fence, painted Clarksburg White. Fence to connect from rear corner of house out to property line and back to alley edge of garage. *42" Fence D*
• Lot 20 picket fence requirement has been removed. If 6' solid board fence is proposed for this lot, plans showing location must be submitted to Subcommittee for review and approval. *Rhonda*
• No front yard picket fences are required for Lots 13 – 20.
- ✓ 12. Block J, Lots 26 and 27
• The side yard picket fence requirement has been removed from Lots 26 and 27.

Phase 1A

1. Block FF, Lots 14 – 16, 18 – 21 and 36
• Lots 14 -16, 18 – 21 and 36 are required to have front yard wood picket fencing, painted Clarksburg White. Lots 14, 18 and 36 are also required to have side yard picket fencing. NOTE: All required picket fences in Phase 1A, Block FF shall be same Option. Submit requested Option to Subcommittee so that it can be coordinated with other builders within the Block. *42" Fence D*
• Front yard picket fence at Lot 21 to connect with front yard picket fence at T.H. Lot 22.
• Rear yard picket fence required at Lot 14, adjacent to park area. Connect to garage at Lot 15. Rear yard picket fence also required at Lot 18.

*What happened to
Lot 16?*

Ms. Patricia Wynkoop
March 31, 2004
Page 3

- ✓ • Concrete paver leadwalks are required for Lots 18 -21 and Lot 36 and must be the same material and color as those at T.H. Lots 22 -33. (All stoops and steps on MPDU units shall be brick to match the building façade.)

TH Note

Phase 2 B

1. Block S, Lots 1 – 5

- Wood picket fencing, painted Clarksburg White, is required for front yards at Lots 1 – 5 and side yards for Lots 1, 2, 3 and 5. Picket fence to be located along entire side yard property lines at Lots 1, 2, 3 and 5 and tie into rear corner of garage at alley.

4 1/2" ①

If you have any questions on these Design Guideline requirements, please give me a call at (703) 966-4456.

Sincerely,

Nancy L. Hughes, ASLA
New Construction Subcommittee

cc: Kim Ambrose, Newland Communities



MEMORANDUM

To: Nancy Hughes, Community Design and Development

Cc: Clarksburg Team Members - *Dale, Rhonda, Sid, Colleen, Julie*

From: Patricia A. Wynkoop, Director of Product Development *PW*

Date: October 21, 2003

Re: Phase 2 Architectural Requirements

The following information is pursuant to our meeting of October 20, 2003. The following were in attendance:

Kim Ambrose, Nancy Hughes, Dale Hall, Rhonda Ellisor, Patti Wynkoop

The 24' Single Family Product will not be built in this phase.

32' Single Family Product

Block G Lot 12 and 13 (renamed 28 and 29):

- Concrete Paver Leadwalk
- Flagstone Stoop and Steps

Block G Lot 12:

- Porch Elevation (Rhonda to Select)
- Picket Fence Painted White – Side Yard – From Rear House Corner out to Property Line and back to Alley Edge of Garage
- Height of Picket Fence TBD (42" or 48")

Block G Lots 5 thru 12:

- Front Picket Fence TBD (Kim and Nancy to Let Us Know)

Block G Lot 6:

- Eliminated Picket Fence at Side Elevation

Block G Lots 1 thru 5:

- Concrete Paver Leadwalks

Block G Lots 1 and 5:

- Porch Elevation (Rhonda to Select)
- Side Yard Picket Fence (Height TBD)

Block H Lots 17 and 18:

- Concrete Paver Leadwalk
- Porch Elevation (Rhonda to Select)

Block H Lot 18:

- Side Yard Picket Fence (Height TBD)

Block J Lots 32 thru 37 (renamed 21 thru 27) (path is gone)

- Concrete Paver Leadwalk

Block H Lot 21:

- Porch Elevation (Rhonda to Select)
- Side Yard Picket Fence (Height TBD)

Block J Lots 18 thru 31 (renamed 13 thru 20):

- Lot 13 and 20 Side Yard Picket Fence (Height TBD) (Front Fence Pending Decision from Developer)
- Lot 26 and 27 No Picket Fence
- Lot 21 Side Yard Picket Fence (Height TBD) - From Back of Front Porch out to Property Line and back to Garage

Block FF Lots 14 thru 16 / 18 thru 21 / 36:

- Lot 14 Side Yard Picket Fence (Height TBD)
- Lot 14 and 16 Front and Rear Picket Fence (Height TBD)
- Lots 18 thru 21 Concrete Paver Leadwalk and Front Picket Fence (Height TBD)
- Lot 18 Side Picket Fence (Height TBD)
- Lot 36 Concrete Paver Leadwalk and Front and Side Picket Fence (Height TBD)

Block S Lots 1 thru 5:

- Picket Fences (Height TBD)

22' Town House Product

Block G Lots 14 thru 18 (renamed 30 thru 34):

- Brick Paver Leadwalk (Full Range Paver)
- Brick Stoop and Steps
- Lot 18 (renamed 34) Brick Front and Side with Siding in Gable
- Lot 18 (renamed 34) Brick Wall

Block G Lots 19 thru 27 (28 is gone):

- Lot 21 and 25 MPDU's (Rear Privacy Fence / Garages TBD)
- Lot 19 and 27 – End Privacy Fence (Same Detail as Phase 1)
- Lots 19 thru 23 – 2 Siding Elevations and 3 Brick Elevations – No Brick Ends
- Lots 24 thru 27 – 2 Siding Elevations and 2 Brick Elevations – No Brick Ends

Block H Lots 13 thru 16:

- Brick Paver Leadwalk (Full Range Paver)
- Brick Stoop and Steps
- 2 Siding Elevations and 2 Brick Elevations -- No Brick Ends (Rhonda to Select)
- No Fences

Block J Lots 38 thru 42 (renamed 28 thru 32):

- Lot 39/(29) and 40/(30) MPDU's (Rear Privacy Fence / Garages TBD)
- Lot 38/(28) – Privacy Fence
- Lot 42/(32) – Privacy Fence (This Lot is next to the Community Pool) / Brick Front and Side with Siding in Gable
- 2 Siding Elevations and 3 Brick Elevations (Rhonda to Select)
- Leadwalk, Stoop, and Steps Pending Review of Grading Plan

Block J Lots 37 thru 39:

- Houses Front on Park – Lot Details Pending Park Design Details

Block J Lots 1 thru 7 and 8 thru 12:

- Brick Paver Leadwalk (Full Range Paver)
- Brick Stoop and Steps
- Lots 4, 5 and 10, 11 MPDU's (Rear Privacy Fence / Garages TBD)
- Lots 1, 7, 8 - Brick Front and Side with Siding in Gable
- Lot 1 and 12 – Privacy Fence
- Lot 7 and 8 – Side Picket Fence (Height TBD)

Block R Lots 19 thru 28:

- Lots 20, 23 and 24, 27 MPDU's (Rear Privacy Fence / Garages TBD)
- Lots 21 and 26 - Brick Front and Side with Siding in Gable / Privacy Fence
- 4 Siding Elevations and 6 Brick Elevations (Rhonda to Select)
- Houses Front on Park – Leadwalk Details Pending Park Design Details

***Note:** Phase 2 End Units will have a decorative oval window in the 1st floor powder room.

***Note:** Phase 2 End Units with Brick Sides will include shutters on the side elevation. Must select the upgrade for the optional shutters per the front elevation.